

JOSEPH D. JONES AND WIFE, ROBIN H. JONES,
GRANTORS

WARRANTY

TO

DEED

THOMAS C. ANDERSON AND WIFE, TAMI B. ANDERSON
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, Joseph D. Jones and wife, Robin H. Jones, do hereby sell, convey, and warrant unto THOMAS C. ANDERSON AND WIFE, TAMI B. ANDERSON, AS TENANTS BY THE ENTIRETY ~~AND NOT AS TENANTS IN COMMON~~ WITH FULL RIGHTS OF SURVIVORSHIP, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2004 have been prorated, and possession is given with this deed.

Robin H. Jones joins in the execution of this Warranty Deed for the sole and only purpose of conveying any and all homestead rights which she may now have or hereafter acquire in the above described property.

WITNESS our signature(s), this the 18th day of June, 2004. Effective June 21, 2004

Joseph D. Jones
Joseph D. Jones
Robin H. Jones
Robin H. Jones

STATE OF Missouri :
COUNTY OF Raymond :

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Joseph D. Jones and wife, Robin H. Jones, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of June, 2004.

My commission expires:



NORMA JEAN ROY
Reynolds County
My Commission Expires
November 13, 2006

Norma Jean Roy
Notary Public

Grantors Address:
RR3 Box 1405
Ellington, MO 63638
Home Phone Number: 573-663-7705
Business Number: 573-663-7528

Grantees Address:
8720 Dunn Lane
Olive Branch, MS 38654
Home Phone Number: 890-3212
Business Number: 634-5259

Prepared By:

Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

SS STATE MS.-DE SOTO CO.
JUN 30 8 53 AM '04

BK 475 PG 575
JUN 30 8 53 AM '04

EXHIBIT A

5.39 acres situated in Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as COMMENCING at an iron bolt recognized as the northwest corner of the southeast quarter of Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence South 00°49'29" East 275.00 feet along the West line of said quarter to an iron pin being the northwest corner and the point of beginning of the described tract; thence North 89°53'52" East 425.00 feet to an iron pin; thence South 00°49'29" East 490.83 feet to an iron pin; thence South 73°44'06" West 440.88 feet to an iron pin; thence North 00°49'29" West 613.57 feet along the west line of said quarter to an iron pin being the point of beginning, containing 5.39 acres, more or less. All bearings are being referenced to true north.

There is further transfer by this Deed a 40 foot right of way of ingress or egress to subject property extending from Dunn Lane northwardly and across the property formerly owned by J.W. Metts, said J.W. Metts, et ux having granted a 40 foot right of way for ingress and egress in Deed from Hayden K. Criswell to Charles Thomas Dunlap, et ux as recorded in Deed Book 84, Page 676, Land Deed Records, DeSoto County, Mississippi. Then the said Charles Thomas Dunlap and wife, Judy L. Dunlap, having executed a Deed along with Hayden Criswell and wife, Irene P. Criswell to Steven A. Vanderburg and wife, Joan A. Vanderburg dated October 8, 1975, recorded in Deed Book 121, Page 297, Chancery Clerk's Office, DeSoto County, Mississippi, Grantor herein, by this Deed does hereby transfer all her right, title and interest in and to said right of ingress and egress as described herein with the express provision that this shall be a non-exclusive grant of ingress and egress with the same being subject to use by Steven A. Vanderburg, et ux, or their successors in title to their property and subject to use by Charles Thomas Dunlap, and Grantor further does transfer all their right, title and interest in and to the Grantee herein 40 foot easement for ingress and egress extending from Southeast corner of the 6.91 acre tract previously conveyed to Murrell Hasse, recorded in Deed Book 136, Page 424, to subject property, same being shown on survey plat of Ronald R. Williams dated October 1, 1974, said easements being 40 foot in width and extending along the South line of the said Hasse 6.91 acre tract 769.69 feet in a westerly direction.